

City of Santa Barbara Planning Division

HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR. STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, May 14, 2008 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: WILLIAM LA VOIE, *Chair*

DONALD SHARPE, Vice-Chair

ROBERT ADAMS LOUISE BOUCHER KEN CURTIS STEVE HAUSZ

FERMINA MURRAY
SUSETTE NAYLOR

ALEX PUJO

ADVISORY MEMBER: DR. MICHAEL GLASSOW

CITY COUNCIL LIAISON: ROGER HORTON PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor

JAKE JACOBUS, Urban Historian SUSAN GANTZ, Planning Technician

GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT	Required	Master Application & Submittal Fee - (Location: 630 Garden Street)
REVIEW		Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &
		neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.
		Plans - three sets of folded plans are required at the time of submittal & each time plans are revised.
		Vicinity Map and Project Tabulations - (Include on first drawing)
		Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building
		height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints
		of adjacent structures.
		Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.
		Plans - floor, roof, etc.
		Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more
		complete & thorough information is recommended to facilitate an efficient review of the project.
	Required	Same as above with the following additions:
REVIEW		Plans - floor, roof, etc.
		Site Sections - showing the relationship of the proposed building & grading where applicable.
		Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting
		plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.
		Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL &	Required	Same as above with the following additions:
CONSENT	_	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.
		Cut Sheets - exterior light fixtures and accessories where applicable.
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.
		Final Landscape Plans - landscape construction documents including planting & irrigation plan.
		Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.

The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.

All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.

The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.

Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.

Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. and 4:00 p.m., Monday through Thursday, and every other Friday; or by email at sgantz@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

- A. That on Friday, May 9, 2008, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast can also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, May 16th, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

B. Approval of the minutes of the Historic Landmarks Commission meeting of April 30, 2008.

The April 30, 2008, minutes will be reviewed at the next HLC meeting scheduled for May 28, 2008.

- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

HISTORIC STRUCTURES REPORT

1. 1704 PATERNA RD E-1 Zone

(1:40) Assessor's Parcel Number: 019-184-008 Application Number: MST2008-00208

Owner: Eileen Haber

(Proposal to remove an existing pergola, add a new foyer, and construct a new enclosed sun porch and guest bedroom. Also proposed is to enlarge the dining room and kitchen, add a new "mud room," bathroom and entry at the rear elevation, and to repair and restore the exterior and interior portions damaged by fire on the second floor.)

(Review of Historic Stuctures/Sites Report prepared by Fermina B. Murray, Consultant Historian.)

ARCHAEOLOGY REPORT

2. 125 S CALLE CESAR CHAVEZ M-1/SD-3 Zone

(1:45) Assessor's Parcel Number: 017-113-029 Application Number: MST2007-00274

Owner: Redevelopment Agency of the City of Santa Barbara

Applicant: Renee Brooke

(Request for review of a Phase I Archaeological Resources Report for future development of the site, the scope of which is unknown at this time.)

(Review of Phase I Archaeological Resources Report prepared by Heather Macfarlane and Michael H. Imwalle, Macfarlane Archaeological Consultants.)

MISCELLANEOUS ACTION ITEM

3. 1978 MISSION RIDGE RD A-1 Zone

(1:55) Assessor's Parcel Number: 019-083-001

Application Number: MST2006-00375

Owner: Farrokh Nazerian Architect: Henry Lenny

(This structure is eligible to be placed on the City's List of Potential Historic Resources as a potential City Landmark. Proposal to convert an existing 400 square foot two-car garage into a home gym and construct a new 920 square foot four-car garage. The proposed project will require a Zoning Modification to construct more than 750 square feet of garage floor area on this 2.5 acre parcel currently developed with a 3,600 square foot single-family residence and 2,400 square feet of accessory space located in the Hillside Design District.)

(Consideration of a structure to be added to the City's List of Potential Historic Resources as being eligible for City Landmark status.)

HISTORIC STRUCTURES REPORT

4. 1978 MISSION RIDGE RD A-1 Zone

(2:00) Assessor's Parcel Number: 019-083-001

Application Number: MST2006-00375

Owner: Farrokh Nazerian Architect: Henry Lenny

(This structure is eligible to be placed on the City's List of Potential Historic Resources as a potential City Landmark. Proposal to convert an existing 400 square foot two-car garage into a home gym and construct a new 920 square foot four-car garage. The proposed project will require a Zoning Modification to construct more than 750 square feet of garage floor area on this 2.5 acre parcel currently developed with a 3,600 square foot single-family residence and 2,400 square feet of accessory space located in the Hillside Design District.)

(Review of revised Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates.)

CONCEPT REVIEW - NEW

5. 1978 MISSION RIDGE RD A-1 Zone

(2:05) Assessor's Parcel Number: 019-083-001 Application Number: MST2006-00375

Owner: Nazerian, Farrokh Nazerian

Architect: Henry Lenny

(This structure is eligible to be placed on the City's List of Potential Historic Resources as a potential City Landmark. Proposal to convert an existing 400 square foot two-car garage into a home gym and construct a new 920 square foot four-car garage. The proposed project will require a Zoning Modification to construct more than 750 square feet of garage floor area on this 2.5 acre parcel currently developed with a 3,600 square foot single-family residence and 2,400 square feet of accessory space located in the Hillside Design District.)

(Project requires Environmental Assessment and Staff Hearing Officer approval of a Zoning Modification.)

HISTORIC STRUCTURES REPORT

6. 1900 LASUEN RD R-2/4.0/R-H Zone

(2:30) Assessor's Parcel Number: 019-170-022

Application Number: MST2007-00296 Owner: Orient Express Hotels

Applicant: El Encanto, Inc.

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Henry Lenny Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This report addresses the impacts from the demolition of Building 12 and the design and construction of a new Building 12 within the historic setting of Building 11.)

CONCEPT REVIEW - CONTINUED

7. 1900 LASUEN RD R-2/4.0/R-H Zone

(2:40) Assessor's Parcel Number: 019-170-022

Application Number: MST2007-00140 Owner: Orient Express Hotels

Applicant: El Encanto, Inc.

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Henry Lenny
Business Name: El Encanto Hotel

(Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.))

(Sixth Concept Review. Review of Group L.)

(Requires Environmental Assessment and Planning Commission approval.)

FINAL REVIEW

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(3:00) Assessor's Parcel Number: 019-170-022

Application Number: MST2008-00211 Owner: Orient Express Hotels

(Proposal to demolish cottages 22, 23, & 24 of Group M, Mission Village, including foundations, patios, decks, stairs, garden walls and retaining walls. No new development is proposed with this application.)

(Final approval is requested.)

(Environmental Assessment is required.)

CONCEPT REVIEW - CONTINUED

9. 710 ANACAPA ST C-2 Zone

(3:10) Assessor's Parcel Number: 031-081-013 Application Number: MST2006-00312

> Owner: Carlos Adame Agent: Lisa Plowman

Architect: Peikert Group Architects

(This is a revised proposal for a 2,989 square foot of new construction consisting of a two-story, mixed-use building, and a trash enclosure at the rear of a 5,846 square foot lot, which includes a three-bedroom residential condominium and a 490 square foot commercial condominium space on the first floor. The project includes the preservation of 450 square feet of an existing 1,562 square foot single family residence which is on the City's List of Potential Historic Resources (Myers Cottage) which will relocated nine feet to the west and converted to a commercial condominium. Parking is provided in a two-car residential garage, one covered non-residential parking space, and one uncovered commercial accessible parking space. The existing stone site wall will be preserved.)

(Fifth Concept Review.)

(Project requires Environmental Assessment and Staff Hearing Officer approval of a Tentative Subdivision Map, Modifications, Development Plan Approval Findings, and approval of the Condominium Development.)

CONCEPT REVIEW - CONTINUED

10. 914 CHAPALA ST C-2 Zone

(3:40) Assessor's Parcel Number: 039-321-047

Application Number: MST2007-00541

Owner: Redevelopment Agency of the City of Santa Barbara

Applicant: Victor Garza Architect: Paul Poirier

(Proposal to demolish five arcades at City Parking Lot #2 and replace with enhanced landscaping and planters at the W. Cañón Perdido Street elevation. The existing raised planters on the north and east elevations are proposed to be clad in sandstone. On the north elevation, new landscaping will include four Sweetshade trees, one Queensland Umbrella tree, two Giant Birds of Paradise, one Jacaranda tree, and nine Tree Ferns. One eight foot tall King Palm tree will be removed. On the east elevation, one Cork Oak tree will be replaced with a more appropriate specimen, and six Tree Ferns and six Pygmy Date Palms will be planted. On the south elevation, two Eucalyptus citriodora trees will be replaced.)

(Third Concept Review. Request for a separate demolition permit approval due to structural safety concerns.)

PRELIMINARY REVIEW

11. 210 W CARRILLO ST C-2 Zone

(4:00) Assessor's Parcel Number: 039-271-025

Application Number: MST2007-00554

Owner: Old Town Mall

Owner: Steve Delson and Ian Brown

Architect: Conceptual Motion

(This is a revised project. Proposal for demolition of the existing Radio Square shopping center which consists of 18,547 square feet of commercial square footage and the construction of a new three-story mixed-use development. The proposed project will be comprised of 12,851 square feet (net) of commercial space and two levels of underground parking with 122 parking spaces. There will be a total of 32 residential condominium units (27 market rate and 5 affordable). A modification to allow the 5 bonus density affordable units is requested. The project site is a 1.17 acre lot located in El Pueblo Viejo Landmark District. The previous proposal under MST2005-00772 has been withdrawn.)

(Preliminary Approval of the project is requested.)

(Project must comply with Planning Commission Resolution #013-08.)

PRELIMINARY REVIEW

12. 928 STATE ST C-2 Zone

(4:30) Assessor's Parcel Number: 039-322-032

Application Number: MST2007-00615

Owner: Llewellyn Goodfield Jr., Trustee

Applicant: Cearnal Andrulaitis

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." This is a revised project description: Proposal to remove an existing 4,375 square foot interior mezzanine and stairwell and the replacement of an existing elevator and stairs with new elevator and stairs at the rear of the building. Also proposed is a new secondary exit stair at the northeast corner of the building and construction of 3,706 square feet of new second story floor area. The existing north and south parapet wall will be raised to the height of the existing tile roof. The rear facade improvements include the relocation of the secondary exit door, restoring the existing rear door, and the addition of seven new windows.)

(Revised Preliminary Approval of a revised project is requested.)

CONCEPT REVIEW - CONTINUED

13. 1903 STATE ST C-2 Zone

(4:50) Assessor's Parcel Number: 025-371-012

Application Number: MST2008-00070

Owner: Harrison Bull

Architect: Charles McClure, Landscape Architect

Business Name: Re/Max

(Proposal for approval of an as-built landscape plan and lighting to abate ENF2006-00615. Approval of as-built signage to be reviewed by the Sign Committee.)

(Third Concept Review.)

CONCEPT REVIEW - CONTINUED

14. 2201 LAGUNA ST E-1 Zone

(5:10) Assessor's Parcel Number: 025-140-005

Application Number: MST2008-00200 Owner: Old Mission Santa Barbara

Applicant: David Wilks

(This is a This is a City Landmark, State Historic Landmark, and is on the National Register of Historic Places: "Old Mission Santa Barbara." Proposal to demolish an existing 580 square foot shed at the rear of the property and rebuild a new 30 square foot trash enclosure and 343 square foot. storage shed on a 13 acre lot in El Pueblo Viejo Landmark District. An existing adobe wall will be retained and incorporated into the new trash enclosure, and the new storage shed will have a stucco finish with a tile roof.)

(Second Concept Review. This was continued two weeks on April 30, 2008, from the Consent Agenda to the Full Board.)

(Requires Environmental Assessment, Historic Resource findings, and findings for Alterations to a City Landmark.)